

083.0

0001

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

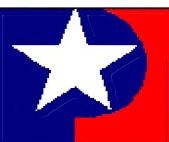
954,900 / 954,900

USE VALUE:

954,900 / 954,900

ASSESSED:

954,900 / 954,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
46-48		PARK AVE EXT, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KAUT PAVAS	
Owner 2:	
Owner 3:	

Street 1: 46 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: REAGAN CAROL S/MADELINE J -

Owner 2: -

Street 1: 46 PARK AVE EXT

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2406 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	13 - Multi-Garden	Total:	2	Full Bath:	2	Rating:	Good	641-4523.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:													
(Liv) Units:	2	Total: 2		3/4 Bath:	1	Rating: Average											
Foundation:	3 - BrickorStone			A 3QBth:													
Frame:	1 - Wood			1/2 Bath:													
Prime Wall:	3 - Aluminum			A HBth:													
Sec Wall:		%		OthrFix:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Good											
Color:	WHITE			A Kits:													
View / Desir:				Fpl:	2	Rating: Average											
<b>GENERAL INFORMATION</b>				WSFlue:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>													
Year Blt:	1924	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL		
Prim Int Wall:	2 - Plaster			Functional:				Interior:				1	6	4			
Sec Int Wall:				Economic:				Additions:				1	4	2			
Partition:	T - Typical			Special:				Kitchen:									
Prim Floors:	3 - Hardwood			Override:				Baths:	2001								
Sec Floors:	4 - Carpet			Total:	18.6 %			Plumbing:									
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				<b>COMPARABLE SALES</b>				Heating:									
Bsmnt Gar:				Basic \$ / SQ:	170.00			General:									
Electric:	3 - Typical			Size Adj.:	1.13431728			<b>Rate</b>				Parcel ID	Typ	Date	Sale Price		
Insulation:	2 - Typical			Const Adj.:	0.99495000												
Int vs Ext:				Adj \$ / SQ:	191.860												
Heat Fuel:	2 - Gas			Other Features:	141500												
Heat Type:	3 - Forced H/W			Grade Factor:	1.00												
# Heat Sys:	2			NBHD Inf:	1.00000000												
% Heated:	100			NBHD Mod:													
Solar HW:	NO			LUC Factor:	1.00												
% Com Wall:			% Sprinkled:				WtAv\$/SQ:				AvRate:	Ind.Val					
<b>MOBILE HOME</b>				Adj Total:			657153				Juris. Factor:				Before Depr:	191.86	
				Depreciation:			122230				Special Features:	0			Val/Su Net:	145.67	
				Depreciated Total:			534922				Final Total:	534900			Val/Su SzAd:	246.73	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 083.0-0001-0013.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	